

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Cochran, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: June 18, 2013
SUBJECT: BZA Case 18573: 4463 Greenwich Parkway, NW

I. OFFICE OF PLANNING (OP) RECOMMENDATION

OP recommends the Board **approve** the revised application, to permit an Accessory Dwelling Unit (ADU) in the R-1-B zone at 4464 Greenwich Parkway, NW, as a special exception in accordance with § 202.10, with the following relief:

- § 202.10 house type (single family detached required, row dwelling provided)
- § 202.10 (a) (3) minimum lot area (4,000 sf required, 1,848 sf provided);

II. BACKGROUND

The Applicant, Kathleen Sullivan, seeks permission for an ADU of 512 sf (i.e. 25% of the gross floor area of the house) in the basement of the existing single-family row dwelling. The applicant will continue to reside in the dwelling using the upper two and one half-stories as the principal dwelling. The one-bedroom accessory unit would be accessed through existing doors in the front and rear of the dwelling. No external changes to the residence are planned.

This application was originally submitted as a request for a variance. After conversations with OP and BZA, the applicant submitted revised plans and a revised application for a special exception under § 202.10. The application includes a request that the Board waive two of the section's requirements, which is the maximum number of waivers permitted by the section. The most recent filing is dated June 18, 2013.

III. LOCATION AND SITE DESCRIPTION

Address: 4663 Greenwich Pkwy., NW	Legal Description: Sq. 1350, Lot 80	Ward: 3	ANC: 3D
Historic District: Foxhall Village	Zoning: R-3, single family, row dwellings, low density		
Lot Characteristics: 1848 SF essentially rectangular lot; alley access			
Existing Development: Two-story rowhouse dwelling with front and rear basement access			
Adjacent Properties: rowhouse dwellings	Neighborhood Character: Low-density residential (Foxhall Village)		



Figure 1. Site Location (outlined in green)

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

SE (§. 202.10)	Criteria and Provided	OP Analysis
House Type	Detached required. Row dwelling provided	Relief requested and recommended by OP.
Lot Size (a) (3)	4,000 SF required in R-3 1,848 SF provided	Relief requested and recommended by OP.
House Size (b)	At least 2,000 sf, exclusive of garage, required 2,044 SF provided	Meets criterion.
ADU Size (c)	25% of house's GFA as maximum 25% (512 sf) provided	Meets criterion.
Internal only (d)	Internal ADU required Internal ADU provided	Meets criterion.

Entrance (e)	An additional street-facing entrance prohibited. No additional street-facing entrance provided.	Meets criterion. Entrance facing street already exists; is not additional
Owner-occupied (f)	Principal dwelling or ADU required to be owner occupied Owner-occupied dwelling provided.	Meets criterion.
Aggregate # Occupants (g)	No more than six occupants between principal residence and ADU required. 1 in principal residence; 1 in ADU proposed.	Meets criterion.
Home occupation (h)	If home occupation already on site, ADU is prohibited No home occupation provided	Meets criterion.
Waiver of Criteria (i)	BZA may waive no more than 2 of § 202.10's criteria Applicant requests waiver of 2 criteria	Meets criterion.
(i) (1)	Owner-occupancy requirement may not be waived.	Meets criterion.
(i) (2)	Modification shall not conflict with single-family intent of R-3 zone	Meets criterion.
Waiver of Criteria (i) (3)	Modification requiring more than 2 waivers must be a use variance	Not Applicable.

V. COMMENTS OF OTHER DISTRICT AGENCIES

OP is aware of no other agency comments.

VI. COMMUNITY COMMENTS

ANC 3D was scheduled to hold a special meeting on June 24, 2013 to consider the request.